

Memo

Sullivan County Assessor's Office

To: Barry Wood, Assessment Division Director
From: Vicki Talpas, Sullivan County Assessor
CC: William A. Birkle
Date: 10/24/2013
Re: Sullivan County Indiana Trending & Ratio Study

Dear Mr. Wood,

We are pleased to submit Sullivan County's Trending and Ration Study. We have been working very hard to reconcile issues caused by our software conversion. Thank you for your assistance throughout the process.

Improved Residential

For the purposes of residential improved trending and ratio study the following Townships were combined: Cass and Jackson; Curry, Fairbanks and Turman; Haddon, Gill and Jefferson; Hamilton was large enough to stand alone.

Unimproved Residential

In the property class of Unimproved Residential Land, we only had 8 valid sales to use throughout the entire county. We combined them together to put together a countywide study. The land to building ratio was studied to test the median percentage of allocation. In Sullivan County, the land to building ratio is 1:5 or more precisely, 18% of the total assessed value. This is within the commonly accepted range of 16%-22% found from previous land analysis. With the Improved Residential ratio study meeting the IAAO standards and the land allocation level at 18%, one can reasonably assume the unimproved land is properly assessed in accordance with industry standards.

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Improved Commercial/Industrial

In this class we also combined the 8 valid sales to use in a countywide study. Several parcels had drastic changes: 77-14-29-000-005.004-009, 77-15-11-00-002.000-015 and 77-09-35-000-023.000-015 all had significant changes due to kit building features that were not properly pricing under the IAS software; 77-01-33-112-026.000-014 was formerly a government owned and tax exempt apartment complex that is now in private ownership and taxable.

Unimproved Commercial/Industrial

We only had 1 valid sale in this class; not much else we could do!

If you have any questions, please contact William Birkle of Tyler Technologies at (317)750-1627.

Respectfully Submitted,

Vicki Talpas
Sullivan County Assessor